

FREEHOLD



House - Detached

# THE CONIFERS GREAT ELLINGHAM ATTLEBOROUGH NR17 1SY

Price Guide

£550,000

## FEATURES

- Executive Detached Home
- Beautifully Presented
- Four Bedrooms
- 27ft Kitchen/Diner
- Utility Room
- Wc
- Generous Sitting Room
- ASHP Heating/Underfloor
- Garage
- Popular Village



# 4 Bedroom House - Detached located in Great Ellingham

Welcome to the charming village of Great Ellingham, The Conifers presents a remarkable opportunity to acquire an outstanding 2021 built, four-bedroom detached family home. This exquisite property is part of a small development of only four homes, ensuring a sense of community and tranquillity.

Conveniently located south of Norwich, the home offers easy access to the A11, making it ideal for those commuting to Norwich, Cambridge, or even London. The property boasts a modern design throughout, featuring two spacious reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the contemporary open-plan kitchen and dining area, which is equipped with integrated appliances, breakfast bar, and elegant French doors that seamlessly connect the indoor space to the rear garden.

The large sitting room, enhanced by french doors, invites natural light and offers picturesque views of the surrounding countryside and farmland. Additionally, the ground floor includes a study, a utility room, and a convenient cloakroom, catering to the needs of modern family living.

As you ascend to the first floor, you will find four generously sized bedrooms. The master suite is particularly impressive, featuring an en suite shower room, providing a private retreat for relaxation. A well-appointed family bathroom serves the remaining bedrooms, ensuring comfort for all.

With parking available for three vehicles, this outstanding executive home is not only a beautiful residence but also a practical choice for families. The Conifers is a property that truly deserves a visit, offering a perfect blend of modern living and serene countryside views.

## Entrance Hall

Entrance door to the hall, tiled flooring with underfloor heating, oak style doors throughout to the wc, kitchen/dining room, sitting room, utility room and study. Stairs to the first floor. Spotlights.

## Wc

Wash hand basin and wc. Spotlights.

## Study/Office

10'0 x 8'0

Sealed unit double glazed window to the front, range of built in office furniture and desktop. Spotlights.

## Utility Room

10'0 x 6'0

Sealed unit double glazed door and window to the side, range of units, sink unit, Space for washing machine and tumble dryer. Spotlights.

## Kitchen/Dining Room

27'0 x 10'0

sealed unit double glazed windows to front and side in the kitchen area with a range of base and wall mounted units, sink unit with a range of integrated appliances to include hob, oven, extractor fan, fridge/freezer, dishwasher, plate warmer and microwave. Breakfast bar area ideal for morning coffee. The dining end of this fabulous room has sealed unit double glazed window to the side and double doors out to the patio overlooking the fields. Double doors open up to the sitting room. Spotlights.



### Sitting Room

16'0 x 11'0

Sealed unit double glazed window and double doors leading out to the patio and overlooking the open farmland. Under floor heating. Spotlights.

### Landing

Sealed unit double glazed window to the side, doors to the airing cupboard, bedrooms and the bathroom. Spotlights.

### Principal Bedroom

11'10 x 13'0

Sealed unit double glazed window to the rear overlooking the farm land, built in wardrobe, door to the ensuite shower room. Spotlights. Radiator.

### Ensuite Shower Room

Sealed unit double windows to the side, tiled floor, wall mounted towel rail, wc, wash hand basin and shower cubicle with splash backs. spotlights.

### Bedroom Two

11'0 x 11'0

Sealed unit double glazed window to the rear overlooking the farmland. Radiator.

### Bedroom Three

11'1 x 10

Sealed unit double glazed window to the front. Radiator.







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### Bedroom Four/Dressing Room.

8'0 x 7'0

Sealed unit double glazed window to the front, radiator and built in wardrobe. Spotlights.

### Family Bathroom

Sealed unit double glazed window to the front, radiator, panel bath, vanity wash hand basin, wc, extractor fan and spotlights. Splash backs.

### Outside

Shared gravel driveway leading to the garage, side parking and frontage. Gated to the rear garden. Rear garden has been landscaped with raised Indian sandstone patio, sleeper edged with sleeper edged border. Laurel hedge to the bottom border with lawn inset. Fantastic views over the open farmland. Garage is attached to the neighbouring garage. Up and over door and is a single.



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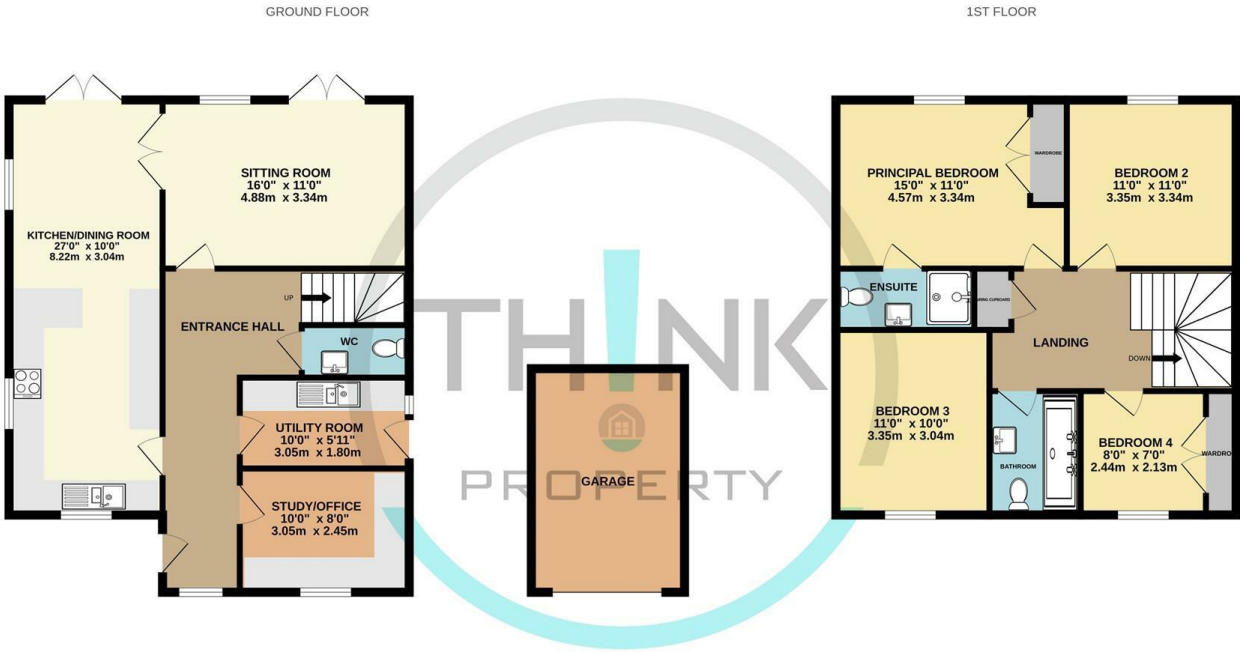
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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 91        |
| (81-91) B                                   |  | 82                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

